

FAST TRACK PLAT AGREEMENT

1. The undersigned Stuart Hinde is the owner of certain real property more particularly described as:
2. The undersigned proposes to develop the above referenced real property by constructing 3 Single Family Residences.
3. The undersigned acknowledges that zoning approval of public hearing application, ASPR or Administrative Review and platting of the subject property are prerequisites to the issuance of building permit(s) by the Building Department for the above noted proposed development.
4. The undersigned acknowledges that the tentative plat no. T_____ shall be tentatively approved subject to approval of the public hearing, ASPR, or Administrative Review application no. Z 201300064 and plan(s) prepared by, and dated _____. (when plan is required)
5. The undersigned acknowledges that no concurrency review or approval is granted at the time of fast track plat approval.
6. The undersigned acknowledges that approvals of the tentative plat by member departments of the Plat Committee reviewing same are subject to the decision of the hearing body or County departments considering the zoning request.
7. The undersigned agrees that any approval granted or action taken by the Plat Committee or a member department of the Plat Committee on the plat application is not to be the subject of discussion before the hearing board considering the zoning request.
8. The undersigned acknowledges that he/she has voluntarily elected to follow the fast track plat procedure and is doing so at his/her own risk and expense.
9. The undersigned does hereby release and discharge Miami-Dade County, Florida, from and against any and all claims, demands, damages, costs or expenses arising out of or resulting from the decision of the hearing body on the zoning request insofar as its effect on any department's approval previously granted on the tentative plat application.

FEES:
P.W.W.M. ----- \$1,872.00
Plus \$10.90 per site in excess of 6 sites----- \$0.00
P.E.R.A. ----- \$210.00
PRINT \$2,082.00

Agenda Date: 7-19-13
Tentative No.: T- 23394-1-NEW
Received Date: 7-5-13

Concurrency Review Fee (*6.00% of Sub-Total) -- \$124.92 *Not applicable within Municipalities
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,206.92 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 14 Twp.: 56 S. Rge.: 39 E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Name of Proposed Subdivision: BRITISH BOYS PLAT

2. Owner's Name: STUART HINDE Phone: (305) 710-9211

Address: 13301 S.W. 232 STREET City: MIAMI State: FL Zip Code: 33170-7305

Owner's Email Address: gypsystu@bellsouth.net

3. Surveyor's Name: LOU CAMPANILE, JR. Phone: (305) 971-1988

Address: 6420 MAHI DRIVE City: CORAL GABLES State: FL Zip Code: 33158-1841

Surveyor's Email Address: lou@campanile.net

4. Folio No(s): 30-6914-000-0380 / _____ / _____ / _____

5. Legal Description of Parent Tract: The East 1/2 of the S.W. 1/4 of the S.E. 1/4 of the S.W. 1/4, less the North 255 feet, and less the South 40 feet for right-of-way, Section 14, Township 56 South, Range 39 East, Miami-Dade County, Florida.

6. Street boundaries: NW CORNER OF SW 232 STREET & SW 133 AVENUE

7. Present Zoning: AU Zoning Hearing No.: PENDING

8. Proposed use of Property:

Single Family Res.(4 Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),

Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by P.E.R.A. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

Signature of Owner: _____

COUNTY OF MIAMI-DADE)

(Print name & Title here): STUART HINDE, OWNER

BEFORE ME, personally appeared STUART HINDE this 15th day of JULY, 2013 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known X or produce _____ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 15th day of JULY, 2013 A.D.

Signature of Notary Public: _____

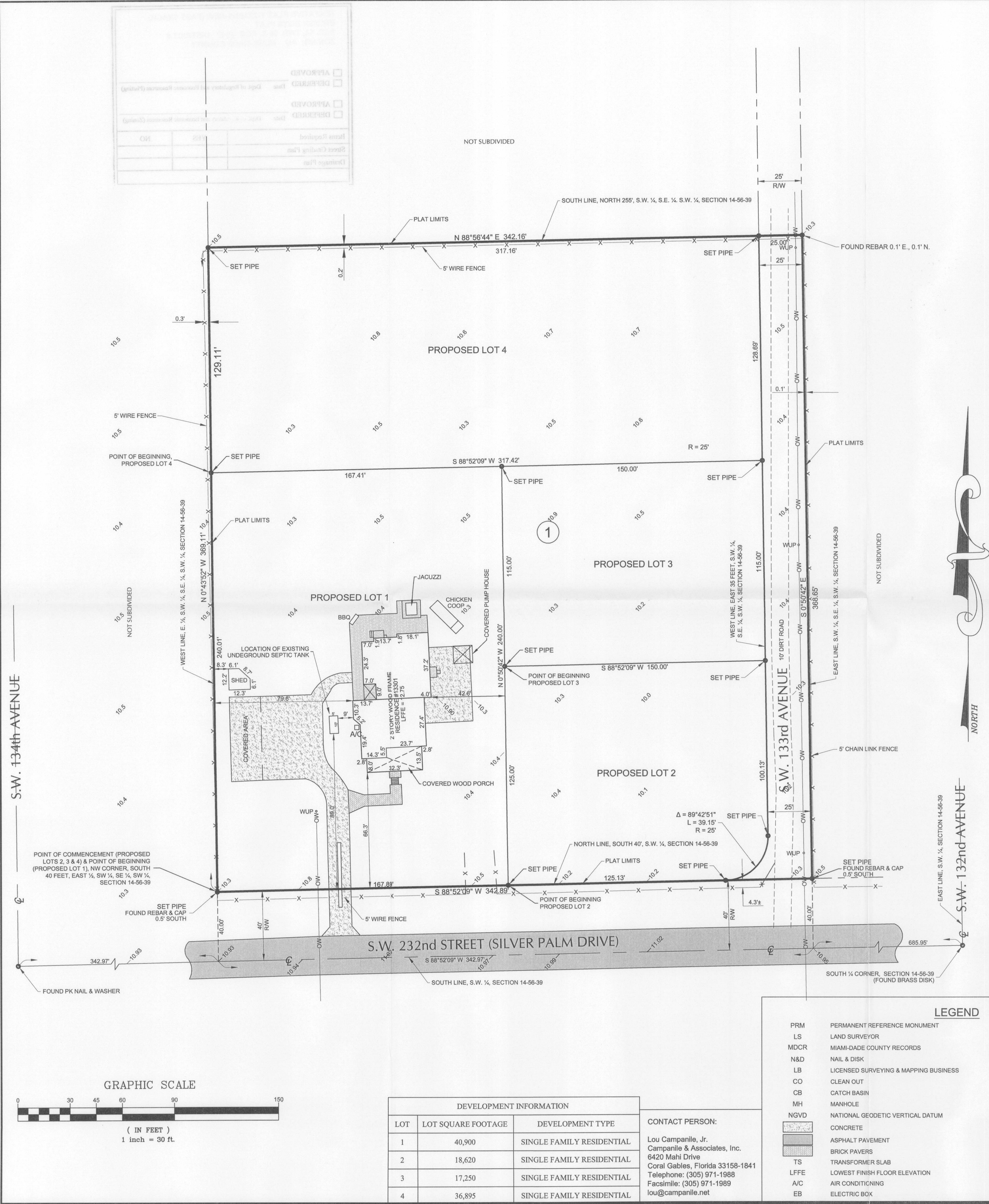
(Print, Type name here: DIANA L. DONAHOE)



(Commission Expires)

(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.



SURVEYOR'S NOTES:

- This site lies in Section 14, Township 56 South, Range 39 East, Miami-Dade County, Florida.
- Bearings shown hereon are relative to assigning the South line of the S.W. 1/4 of Section 14-56-39 a bearing of S 88°52'09" W.
- Underground improvements and/or encroachments are not shown unless otherwise noted.
- Recording references are to the Public Records of Miami-Dade County, Florida.
- Unless otherwise noted, boundary (and boundary related) dimensions are both record (or plat) and measured.
- The approximate locations of any utilities shown hereon were determined from as-built plans and/or field locations and should be verified before construction.
- Reproductions of this drawing are not valid for other than informational purposes unless they bear the original signature and raised seal of the undersigned registered Surveyor and Mapper.
- Elevations are relative to the National Geodetic Vertical Datum of 1929. Origin benchmark being Miami-Dade County Public Works Department Benchmark 5-18, Elevation 10.64, being a brass bar in concrete monument.
- The subject property lies in Zone X (Outside 500-year flood plain), according to Flood Insurance Rate Map 12086, Suffix "C", Map Panels 0591 and 0592, revised September 11, 2009, Community # 120635.
- The Miami-Dade County Flood Criteria Elevation for this property is 5.5.
- The subject property is comprised of the following zoning district: AU.
- The Folio Number for the subject property is as follows:
No. 30-8914-000-0380
- When fully developed, the site will contain up to:
4 Single Family Residences
- Total area of property = 128,350 S.F. (2.90 acres), more or less.
- This is a Boundary Survey.
- "SET PIPE" denotes set 1/2" iron pipe with plastic cap stamped "C&A, Inc." and "LB-1678".
- "SET N&D" denotes set 1/2" metal disk stamped "LB-1678". The disk is secured with a nail into either concrete or asphalt pavement.

LEGAL DESCRIPTIONS:

PARENT:

The East 1/2 of the S.W. 1/4 of the S.E. 1/4 of the S.W. 1/4, less the North 255 feet, and less the South 40 feet for right-of-way, Section 14, Township 56 South, Range 39 East, Miami-Dade County, Florida.

Containing 2.90 Acres, more or less.

PROPOSED LOT 1:

A portion of the S.W. 1/4 of Section 14, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Northwest corner of the South 40 feet of the East 1/2 of the S.W. 1/4 of the S.E. 1/4 of the S.W. 1/4 of said Section 14; thence run N 0°43'52" W, along the West line of the East 1/2 of the S.W. 1/4 of the S.E. 1/4 of the S.W. 1/4 of said Section 14, for 240.01 feet; thence run N 88°52'09" E, along the North line of the South 40 feet of the S.W. 1/4 of said Section 14, for 167.89 feet to the Point of Beginning; containing 40,900 square feet (0.94 Acres), more or less.

PROPOSED LOT 2:

A portion of the S.W. 1/4 of Section 14, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the South 40 feet of the East 1/2 of the S.W. 1/4 of the S.E. 1/4 of the S.W. 1/4 of said Section 14; thence run N 88°52'09" E, along the North line of the South 40 feet of the S.W. 1/4 of said Section 14, for 167.89 feet to the Point of Beginning; thence run N 0°50'42" W, along the West line of the East 1/2 of the S.W. 1/4 of the S.E. 1/4 of the S.W. 1/4 of said Section 14, for 100.13 feet to a point of tangency; thence run S 88°52'09" W, along the North line of the South 40 feet of the S.W. 1/4 of said Section 14, for 125.13 feet to the Point of Beginning; containing 18,620 square feet (0.43 Acres), more or less.

PROPOSED LOT 3:

A portion of the S.W. 1/4 of Section 14, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the South 40 feet of the East 1/2 of the S.W. 1/4 of the S.E. 1/4 of the S.W. 1/4 of said Section 14; thence run N 88°52'09" E, along the North line of the South 40 feet of the S.W. 1/4 of said Section 14, for 167.89 feet; thence run N 0°50'42" W, along the West line of the East 1/2 of the S.W. 1/4 of the S.E. 1/4 of the S.W. 1/4 of said Section 14, for 125.00 feet to the Point of Beginning; thence continue N 0°50'42" W, along the West line of the East 1/2 of the S.W. 1/4 of the S.E. 1/4 of the S.W. 1/4 of said Section 14, for 125.13 feet to the Point of Beginning; containing 17,250 square feet (0.40 Acres), more or less.

PROPOSED LOT 4:

A portion of the S.W. 1/4 of Section 14, Township 56 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the South 40 feet of the East 1/2 of the S.W. 1/4 of the S.E. 1/4 of the S.W. 1/4 of said Section 14; thence run N 0°43'52" W, along the West line of the East 1/2 of the S.W. 1/4 of the S.E. 1/4 of the S.W. 1/4 of said Section 14, for 240.01 feet to the Point of Beginning; thence continue N 0°43'52" W, along the West line of the East 1/2 of the S.W. 1/4 of the S.E. 1/4 of the S.W. 1/4 of said Section 14, for 129.11 feet; thence run N 88°52'09" E, along the North line of the South 40 feet of the S.W. 1/4 of the S.E. 1/4 of the S.W. 1/4 of said Section 14, for 317.16 feet; thence run S 0°50'42" E, along the West line of the East 25 feet of the S.W. 1/4 of the S.E. 1/4 of the S.W. 1/4 of said Section 14, for 128.69 feet; thence run S 88°52'09" W, for 317.42 feet to the Point of Beginning; containing 36,895 square feet (0.85 Acres), more or less.

ZONING: AU (EU-M PROPOSED)
SINGLE FAMILY ATTACHED UNITS: 0
SINGLE FAMILY DETACHED UNITS: 4
MULTI-FAMILY UNITS: 0
TOTAL ACREAGE: 2.90